

## NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

**RE:** 458 Grand Avenue. Coastal Site Plan Review (CSPR). Owner/Applicant: Capp Associates.

**REPORT:** 1495-13

**ADVICE:** Approval

### BACKGROUND

**Prior BZA Actions:**

None

**Public Hearing:**

Attorney Timothy Yolen presented the application. He asserted that no activity within the proposed site program will have an impact on coastal resources. There was no testimony in opposition to the application.

### PLANNING CONSIDERATIONS

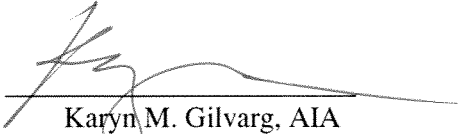
#### Coastal Site Plan Review Considerations

- Use Variance proposed: The uses proposed will not increase, nor create any new adverse impacts on coastal resources.
- Estuarine Embayments and Navigable Waters: The Mill River is located along the westerly side of the site. This portion of the Mill River is not accessible for recreational use except by water. The existing sheet pile will not be modified by the change in use proposed for the site.
- Waterfront Site: The site has extensive frontage along the Mill River. The Army Corps maintains the navigational channel in the Mill River to the Grand Ave. bridge. No water-dependent use is proposed at this time, and no public access is proposed at this time.
- Coastal Flood Area: Portions of the site and building are located within Flood Zone AE (elevation 12) per National Flood Insurance Program Flood Insurance Rate Map 09009FC 442J, revised 7/8/2013. No building additions are planned.
- Potential negative impacts on coastal resources and mitigation of such impacts: No new exterior construction is proposed, so it is anticipated that there will be no increase in negative impact upon coastal resources.

#### Findings and Recommendations

**CSPR:** Based upon the above analysis, the Commission finds that the proposal is consistent with the criteria set forth in Sections 55. (c) and 63.(d)(6) of the New Haven Zoning Ordinance for the issuance of Coastal Site Plan and therefore recommends approval.

**ADOPTED:** July 16, 2014  
Edward Mattison  
Chair

**ATTEST:**   
Karyn M. Gilvarg, AIA  
Executive Director